

Montpelier Conservation Group

Minutes of the General Meeting 17 July 2023

1) Minutes of the 19 June 2023 General Meeting

The minutes had been circulated by email and were accepted.

2) Matters arising

None

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

106 York Road – 23/00328/H – MCG to BCC – 23.06.2023 – Objection uploaded to BCC website.

124 Cheltenham Road – 23/02096/F – MCG to BCC – 29.6.2023 – Comment uploaded to BCC website

Avonmead House 40-48 Stokes Croft – 23/01774/F – MCG to BCC – 10.7.2023 – Objection uploaded to BCC website

80 St Andrews Road – 23/02051/X and 23/02165/X – BCC to MCG – 13.7.2023 – Notification of new applications

4) Planning Decisions not detailed above

The Old England, 43 Bath Buildings – 23/02481/COND – 21.6.2023. Application for approval of details reserved by condition 3 of permission 21/06009/LA Alteration to existing external door opening. Condition discharged 30.6.2023.

5) Planning Applications

Flat 4, Picton Lodge, 1 Picton Mews – 23/02293/F & 23/02294/LA – 12.6.2023.

Installation of gas connection, including flue, boiler and meter box to ground floor flat. Letter of objection due to pipe position.

80 St Andrews Road – 23/02051/X – 15.6.2023. Variation of condition 23 (list of approved plans) of planning permission 21/06128/F, which approved the demolition of a garage and construction of part single storey, part 2-storey single dwelling. 2 Variation of condition 4 (list of approved plans) of listed building consent 21/06129/LA, which approved the demolition of a garage and construction of part single storey, part 2-storey single dwelling. And 23/02165/X – 15.6.2023. Variation of condition 4 (list of approved plans) of listed building consent 21/06129/LA, which approved the demolition of a garage and construction of part single storey, part 2-storey single dwelling. No comment.

121 Stokes Croft – 23/02453/F – 20.6.2023. Change of use from commercial, business and service premises (Use Class E) to a public house, wine bar or drinking establishment (Sui Generis). Letter of objection due to lack of refuse store.

2-18 Stokes Croft and 2 Moon Street – 23/02477/NMA – 21.6.2023. Application for a non material amendment of permission 22/03442/X Application for variation of condition 17 and 44 of permission 20/04743/F (Proposed demolition of existing

buildings, erection of student accommodation – now proposed amendment of condition 15 (Highway Condition Survey), attached to consent granted under app.no.23/03442/X, so that the condition of the highway is representative at the time of commencement, rather than the time the Survey was initially discharged. No Comment.

101 York Road – 23/02022/H – 22.6.2023. Single-storey rear extension with roof lights with minor exterior changes to windows and doors. No Comment

Carriageworks, 104-106 Stokes Croft – 23/02492/LA – 22.6.2023. Installation of ventilation and extraction equipment. No Comment

104-106 Stokes Croft – 23/02494/COND – 22.6.2023. Application for approval of details reserved by condition 18 and 19 of permission 19/02364/X Application for variation of Condition No. 37 following grant of planning permission 17/04438/X. *[nb Application not open for comments – included for information only].* No Comment

Flat 1, 101 Ashley Road – 23/02698/VC – 6.7.2023. Sycamore x 5 and Field Maple x 1 – Coppice to ground level. No Comment.

The Old Vicarage, St Andrews Road – 23/02700/VC – 6.7.2023. Tree of Heaven – Fell. No Comment.

43 York Road – 23/02708/VC – 7.7.2023. Ash – Fell.
Comment. Request a replacement tree suitable for a small garden as it contributes to street seen. Letter of Comment to request additional information.

West Grove – 23/02709/VC – 7.7.2023. Buddleia – Fell. No Comment

Knightstone Villas, Upper Cheltenham Place – 23/02711/VC – 7.7.2023. Ash – Coppice to ground level. No Comment

6) Update on other meetings

CAP 20.6.2023 – No local applications on the agenda.

CAP 18.7.2023 – 80 St Andrews Road on Agenda

7) AOB

The latest ASK Bristol Newsletter included this:

“The council is consulting on whether to continue the existing Cumulative Impact Area (CIA) in Bristol city centre.

The CIA is in place in the city centre to help manage the number, type and density of licensed premises within an area (such as those that sell alcohol, provide late-night hot food or hot drinks, or where a range of sporting, music or performance events take place).

In the consultation you can tell us if you think the existing CIA should be kept as it is, or removed altogether, or about any changes you think are needed. You can also suggest other areas of the city where you think a CIA might be beneficial.

You can take part at: <https://www.ask.bristol.gov.uk/cumulative-impact-assessment-2023>

This survey will close on Thursday 21 September 2023”

Currently the CIA includes all the properties with a frontage on Stokes Croft, but not the full depth of the Carriageworks site.

8) Date of next meeting

General Meeting 21 August 2023.